

AMENDED IN ASSEMBLY JUNE 16, 2016

AMENDED IN SENATE MAY 10, 2016

AMENDED IN SENATE APRIL 7, 2016

SENATE BILL

No. 918

Introduced by Senator Vidak

January 27, 2016

An act to add Section 4041 to the Civil Code, relating to common interest developments.

LEGISLATIVE COUNSEL'S DIGEST

SB 918, as amended, Vidak. Common interest developments.

Existing law, the Davis-Stirling Common Interest Development Act, defines and regulates common interest developments, which are managed by a homeowners' ~~association~~. *associations*.

This bill would require the owners of the separate interests in a common interest development to annually provide the association with specified written information for the purpose of receiving ~~notice~~ *notices* from the association.

Vote: majority. Appropriation: no. Fiscal committee: no.
State-mandated local program: no.

The people of the State of California do enact as follows:

- 1 SECTION 1. Section 4041 is added to the Civil Code, to read:
2 4041. (a) An owner of a separate interest shall, on an annual
3 basis, provide written notice to the association of all of the
4 following:

1 (1) The ~~mailing~~ address or addresses to which notices from the
2 association are to be delivered.

3 (2) An alternate or secondary address to which notices from the
4 association are to be delivered.

5 (3) The name and address of his or her legal representative, if
6 any, including any person with power of attorney or other person
7 who can be contacted in the event of the owner's extended absence
8 from the separate interest.

9 (4) Whether the separate interest is owner-occupied, is rented
10 out, if the parcel is developed but vacant, or if the parcel is
11 undeveloped land.

12 (b) The association shall solicit these annual notices of each
13 owner ~~and~~ *and, at least 30 days prior to making its own required*
14 *disclosure under Section 5300, shall enter the data into its books*
15 *and records at least 30 days prior to making its own required annual*
16 *disclosures to members under Section 5300; records.*

17 (c) If an owner fails to provide the notices set forth in paragraphs
18 (1) and (2) of subdivision (a), the property address shall be deemed
19 to be the ~~mailing~~ address to which notices are to be delivered.